



PRIORY CLOSE

SHERINGHAM, NR26 8SL

£460,000
FREEHOLD

This beautifully renovated four bedroom bungalow in the peaceful village of Beeston Regis is now on the market. The property comprises of the aforementioned four bedrooms, a stunning bright and spacious living/dining room, a kitchen/dining area, a family bathroom and a landscaped rear garden with multiple seating areas for family meals/get togethers and general entertaining.

The former garage of the property has been expertly converted into a fourth bedroom which is spacious and bright and has been lovingly incorporated into the main body of the property, Bifold doors in the living room open out onto a decked area, perfect for those summer evenings entertaining. With ample off road parking, this property would suit a family with multiple cars or people looking for a quiet retreat.

Call Henleys to arrange a viewing

HENLEYS
Residential Sales & Lettings

PRIORY CLOSE

- Close to the beach • Four Bedrooms • Close to Beeston Bump • Large, spacious and airy living area • Close to Sheringham, Cromer and The Runtons • Beautifully renovated family home • Transport links nearby (Train/Bus) • Peaceful residential location • Call Henleys to arrange a viewing



Beeston Regis

The beautiful, peaceful village of Beeston Regis lies on the North Norfolk coastline a mile from the town of Sheringham, two miles from Cromer and 7.5 miles from the traditional market town of Holt. Beeston Regis is home to the remains of St Marys Priory which now forms part of Priory Farm Garden. Near to the Priory is the Priory Maze, a great and popular tourist attraction which includes a café-restaurant and garden centre with rare and exotic plants grown enabled due to the microclimate in this part of Norfolk.

A famous landmark within Beeston is the aptly named 'Beeston Bump'. Otherwise known as Beeston Hill, this cliff-top hill which overlooks the sea and Beeston Regis village itself is 207 feet (63m) high and is very much a focal feature of the village. The bump is part of the renowned Norfolk Coast Path which runs from Hunstanton, through Beeston Regis, to Hopton-On-Sea. Part of the larger England Coast Path and traverses 83 miles (134km) of Norfolk Coast with fantastic views and wildlife.

Overview

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Hallway

Enter through the front door to the hallway with wall lights, wall mounted radiator, loft hatch and doors to bedrooms one, two, three, family bathroom, kitchen and storage cupboards. Wood effect laminate flooring through the hallway.

Kitchen/Dining Area

Double glazed window to the rear with second full height double glazed window also to the rear, wall and base units with wood effect laminate worktop, inset four ring gas hob with modern style cooker hood, one and a half bowl sink and drainer with dual spout spring out kitchen tap, integrated oven, space for fridge freezer, space and plumbing for washing machine, breakfast bar area, wall mounted radiator, ceiling lights, tiled splashback and wood effect laminate flooring leading to living area.

Living/Dining Room

Velux windows, bifold doors to decking area, tall modern anthracite wall mounted radiators, exposed treated ceiling beam, space for dining table and chairs, recessed ceiling spotlights and wood effect laminate flooring.

Bathroom

Obscured double glazed window to side aspect, wall mounted chrome ladder style heated towel rail, concealed cistern with dual flush, WC pan, two door vanity unit with basin and mixer tap, p-shaped bath with shower over, shower screen, tiled splashbacks and tiled floor.

Bedroom One

Double glazed windows to dual aspect front and side, fitted venetian blinds, wall mounted radiator, feature wall panelling, coving and wood effect laminate flooring.

Bedroom Two

Double glazed window to front aspect, fitted venetian blinds, wall mounted radiator and carpeted floor.

Bedroom Three

High level double glazed window to side aspect, wall mounted radiator, coving and carpeted floor.

Bedroom Four

Double glazed window to front aspect, fitted venetian blinds, wall mounted radiator, ceiling recessed spotlights and wood effect laminate flooring.

Outside

To the front of the property is a lawned area with pathway to the front door, multiple trees and bushes provide privacy and a driveway for off road parking for up to two cars.

The rear garden is beautifully landscaped with decking area to the immediate of the property, a lawn area with two more elevated decking areas one with pergola/covered seating area. The borders of the gardens are filled with various plants and trees.

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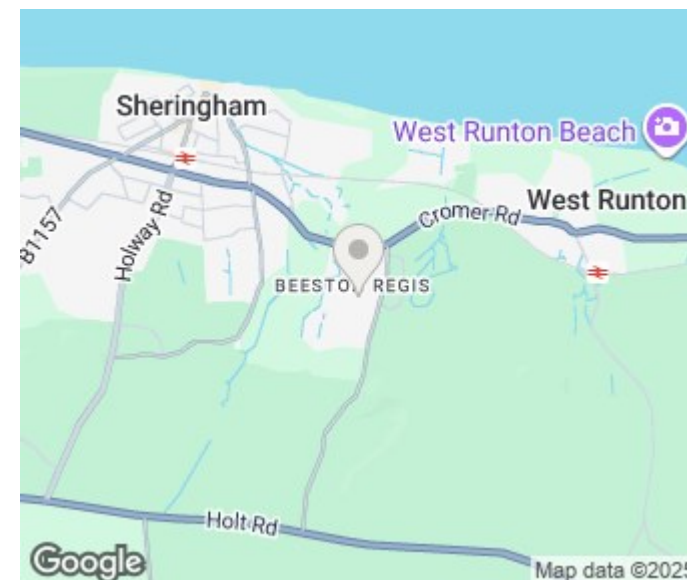
Approximate total area^m
1237 ft²
114.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	